

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Harmony Woods Road, 215 ft.	ZONING COMMISSIONER
+/- E of c/l Shadywoods Court	
2126 Harmony Woods Road	* OF BALTIMORE COUNTY
8th Election District	
3rd Councilmanic District	* Case No. 96-438-A
Leonard Leibowitz, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Leonard Leibowitz and Sandra Leibowitz, his wife, property owners for that property known as 2126 Harmony Woods Road in The Woods subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft., in lieu of the required 50 ft., for an attached garage; and to amend the Final Development Plan of The Woods. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date 6/5/96

By M. Green

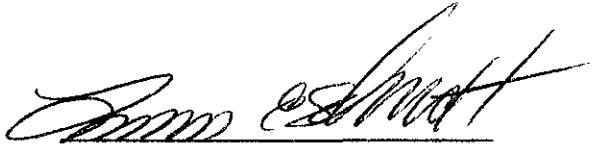
MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of June, 1996 that the Petition for a Residential Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft., in lieu of the required 50 ft., for an attached garage; and to amend the Final Development Plan of The Woods, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR PLANS
Date 6/5/96
By M. Goral

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 4, 1996

Mr. and Mrs. Leonard Leibowitz
2126 Harmony Woods Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 96-438-A
Property: 2126 Harmony Woods Road

Dear Mr. and Mrs. Leibowitz:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Robert Pinning, 1621 Covington Street, 21229

MICROFILMED





Petition for Administrative Variance & TO AMEND THE FINAL DEVELOPMENT PLAN OF to the Zoning Commissioner of Baltimore County

for the property located at 2126 Harmony Woods RD.
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1904.3.8.3; BCZR, to Permit

A SIDEYARD, SETBACK OF 3' for an attached GARAGE
in lieu of the required 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2126 HARMONY WOODS RD 561-0357
Address Phone No

OWINGS MILLS MD. 21117
City State Zipcode

Name, Address and phone number of representative to be contacted

Robert Province
Name

1621 COWINGTON ST 539-6598
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JM DATE: 5-8-96

ESTIMATED POSTING DATE: 5-19-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 442

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

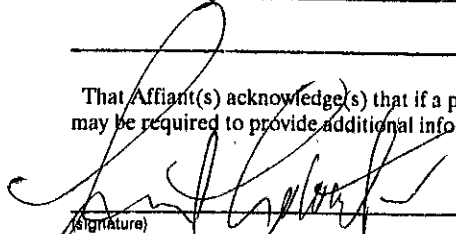
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2126 Harmony Woods Rd
address
Owings Mills, Md. 21117
City State Zip Code

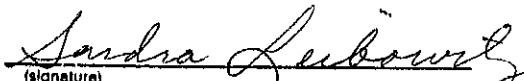
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Placing garage behind the house would require heavy grading, removal of 13-15 trees and would be close to gas pipe line & well. Also would require middle aged owners to go out in and walk a good distance bad weather.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


(signature)
LEONARD LEIBOWITZ
(type or print name)




(signature)
SANDRA LEIBOWITZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

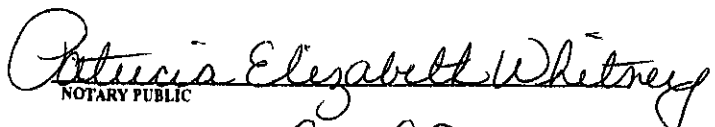
I HEREBY CERTIFY, this 5-8th day of May, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Elizabeth Whitney LEONARD & SANDRA LEIBOWITZ

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5-8-96
date


NOTARY PUBLIC

My Commission Expires: 9-1-97.

96-438-A

Zoning description for 2126 Harmony Woods Rd.

Beginning at a point on the north side of Harmony Woods Rd. which is 50' wide at the distance of 215' east of the centerline of the nearest improved intersecting street Shady Woods Ct. which is 15' wide. Being Lot #19

Block — Section # — in the subdivision of "THE WOODS"

As Recorded in Baltimore County

Plat Book # 49 Folio # 97 containing 1.6053 Acres

Also known as 2126 Harmony Woods Rd. and located in the 8TH Election District 3RD Councilmanic District

442

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

96-438-12

Towson, Maryland

District D-1

Date of Posting 5/17/96

Posted for: Various

Petitioner: Leonard & Sandra Liebowitz

Location of property: 1106 Harwood Road

Location of Sign: Facing property on property being zoned

Remarks: _____

Posted by M. Kelly

Date of return: 5/24/96

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

442 No. 900904

DATE 5-5-76 ACCOUNT 2001-6150

(R)

AMOUNT \$ 85.00

RECEIVED FROM: LEONARD L LIBOWITZ 2126 HARMONY WOODS RD.

FOR: Admin - Unl. (CIC) 50.00
D. Sub (CIC) 35.00

MICROFILMED 03A91H0159HICRC
BA 0002:14PM05-08-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

96-438 JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 442 Petitioner: LEONARD LEIBOWITZ

Location: 2126 HARMONY WOODS RD. OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LEONARD LEIBOWITZ

ADDRESS: SAME

PHONE NUMBER: 561-0357

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-438-A (Item 442)
2126 Harmony Woods Road
N/S Harmony Woods Road, 215' +/- E of c/l Shadywoods Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Leonard Leibowitz and Sandra Leibowitz

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 19, 1996. The closing date (June 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Leonard and Sandra Leibowitz
Robert Pinning

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 28, 1996

Mr. and Mrs. Leonard Leibowitz
2126 Harmony Woods Road
Owings Mills, MD 21117

RE: Item No.: 442
Case No.: 96-438-A
Petitioner: S. Leibowitz


Dear Mr. and Mrs. Leibowitz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-17-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 442 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits &
 Development Management

DATE: May 28, 1996

FROM: Robert W. Bowling, P.E., Chief *RWB/DW*
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 28, 1996
 Item Nos. 437, 440, (442), 444, 445, 446, 448 & 449 *7*

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: May 16, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

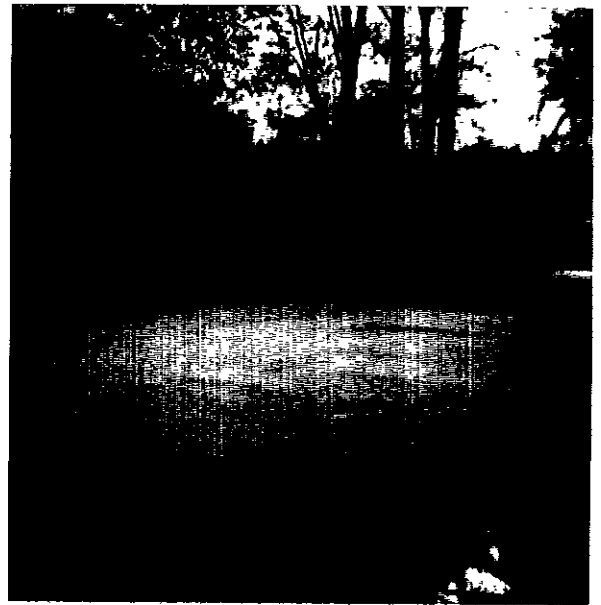
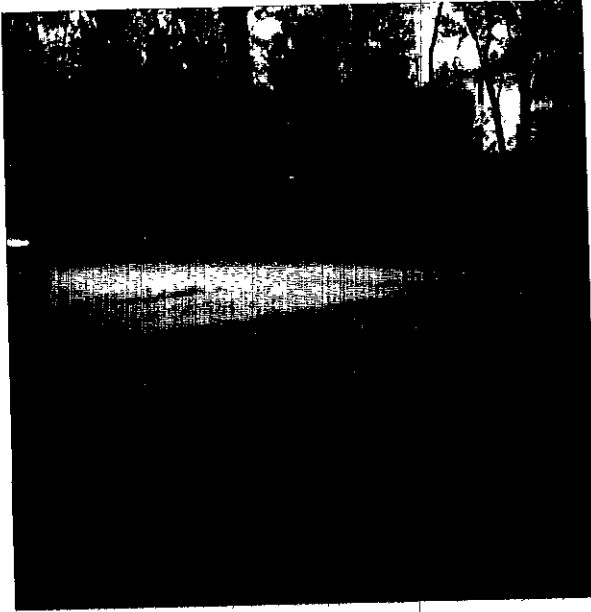
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 438, 440, 441, 442, 443,
444, 445, 446, 447 AND 448. 10

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED

cc: File

76-438-A



Jeff Baker 957
 Ed Reischer 958
 Ray Hughes 959
 Ron Blaney 960
 Wayne Miller 961
 Duncan Schmidt 962
 Joe Leslie 963
 John Consentino 964
 Vince Metallo 965
 Charles Petty 966

Pat Cassidy 967
 Bill Bryant 969
 Bill Reier 970
 Ray Plum 971
 Bob Bertorelli 972
 Paul Davidson 973
 Steve Shrader 975
 Andy Walker 976
 Earl Thompson

Lew Mayer 912
~~Paul B...~~ 913
 Hunter Rowe 915
 Glenn Berry 916
 Errol Ecker 918
 Jim Shea 919
 Rick Wisnom 923
 Jim Garland 924
 John Altmeyer 929
 Mark Gawel 932
~~Claude Perlin~~ 933
 Grant Kidd 934
 Jake Kemp 945
 Niles Jones 946
 Dave Taylor 947
 Richard Rohlf 948
 Bob Maddox 950
 Lenny ~~Saw~~ ~~Hopkins~~ W. 951
 Bob Moorefld 952
 Joe ~~W...~~ ~~SCHMAC~~ 955

Paul Hoine 955
 WAYNE FLOKA 944
 JEFF PERLOW 956
 Tim Kidd
 Cell Phone:

Cell Phone:

Dist 3, 8
 Dist 9,
 Dist 10,
 Dist 4, 5
 Dist 2
 Dist 11
 Dist 15

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Harmony Woods Road, 215 ft.
+/- E of c/l Shadywoods Court
2126 Harmony Woods Road
8th Election District
3rd Councilmanic District
Leonard Leibowitz, et ux
Petitioners

* BEFORE THE
ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-438-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Leonard Leibowitz and Sandra Leibowitz, his wife, property owners for that property known as 2126 Harmony Woods Road in The Woods subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft., in lieu of the required 50 ft., for an attached garage; and to amend the Final Development Plan of The Woods. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of June, 1996 that the Petition for a Residential Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft., in lieu of the required 50 ft., for an attached garage; and to amend the Final Development Plan of The Woods, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 4, 1996

Mr. and Mrs. Leonard Leibowitz
2126 Harmony Woods Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 96-438-A
Property: 2126 Harmony Woods Road

Dear Mr. and Mrs. Leibowitz:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

encl.

c: Mr. Robert Pinning, 1621 Covington Street, 21229



Petition for Administrative Variance
TO AMEND THE FINAL DEVELOPMENT PLAN OF
"THE WOODS"
to the Zoning Commissioner of Baltimore County

for the property located at 2126 Harmony Woods Rd.
76 438 A which is presently zoned EC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a sideyard, setback of 3' for an attached garage in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person: Lessee

Name of Petitioner: Leonard Leibowitz

Address: Sandra Leibowitz

City: Owings Mills, MD

State: MD

Zip: 21117

Phone: 501-0357

Address: Owings Mills, MD

City: Owings Mills, MD

State: MD

Zip: 21117

Phone: 501-0357

Item #: 442

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) does do presently reside at 2126 Harmony Woods Rd.
Owings Mills, MD 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (necessaries or previous efforts)

Placing garage behind the house would require heavy grading, removal of 13-15 trees, and would be close to gas pipeline & well. Also would require middle aged owners to go out in bad weather a good distance in bad weather.

That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Leonard Leibowitz
Signature of Affiant

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 04 day of June, 1996, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared Sandra Elizabeth Leibowitz, Leonard & Sandra Leibowitz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
5.8.96

Sandra Elizabeth Whitney
Notary Public
My Commission Expires: 9-1-97

Zoning description for 2126 Harmony Woods Rd.
96-438-A

Beginning at a point on the north side of Harmony Woods Rd. which is 50' wide at the distance of 215' east of the centerline of the nearest improved intersecting street Shadywoods Ct. which is 15' wide. Being Lot #19 Block - Section # - in the subdivision of "The Woods" As Recorded in Baltimore County Plat Book # 49 Folio # 97 containing 1.6053 acres Also known as 2126 Harmony Woods Rd. and located in the 8th Election District 3rd Councilmanic District

442

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 5/11/96
Posted for: Variance
Petitioner: Leonard & Sandra Leibowitz
Location of property: 2126 Harmony Woods Rd.
Location of Sign: 2126 Harmony Woods Rd.
Remarks: None
Posted by: LES Signature: LES Date of return: 5/11/96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5-11-96 ACCOUNT: EC-5
AMOUNT: \$ 65.00
RECEIVED FROM: Leonard & Sandra Leibowitz
FOR: Posting of Signs
VALIDATION OR SIGNATURE OF CASHIER: LES
DATE: 5-11-96 TIME: 10:00 YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 442 Petitioner: Leonard Leibowitz

Location: 2126 Harmony Woods Rd. Owings Mills, MD 21117

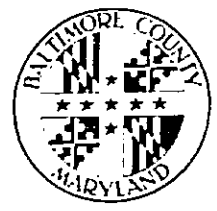
PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leonard Leibowitz

ADDRESS: Sandra

PHONE NUMBER: 501-0357

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-438-A (Item 442)
2126 Harmony Woods Road
8/5 Harmony Woods Road, 215 1/2 E of c/1 Shadowood Court
9th Election District - 3rd Councilmatic
Legal Owner(s): Leonard Leibowitz and Sandra Leibowitz

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 19, 1996. The closing date (June 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Leonard and Sandra Leibowitz
Robert Pining



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 28, 1996

Mr. and Mrs. Leonard Leibowitz
2126 Harmony Woods Road
Owings Mills, MD 21117

RE: Item No.: 442
Case No.: 96-438-A
Petitioner: S. Leibowitz

Dear Mr. and Mrs. Leibowitz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 442 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for May 28, 1996
Item Nos. 437, 440, 442, 444, 445,
446, 448 & 449

DATE: May 28, 1996

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 16, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*
Division Chief: *Barry L. Lewis*

PK/JL

ITEM442/PZONE/TEXTJWL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 05/28/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

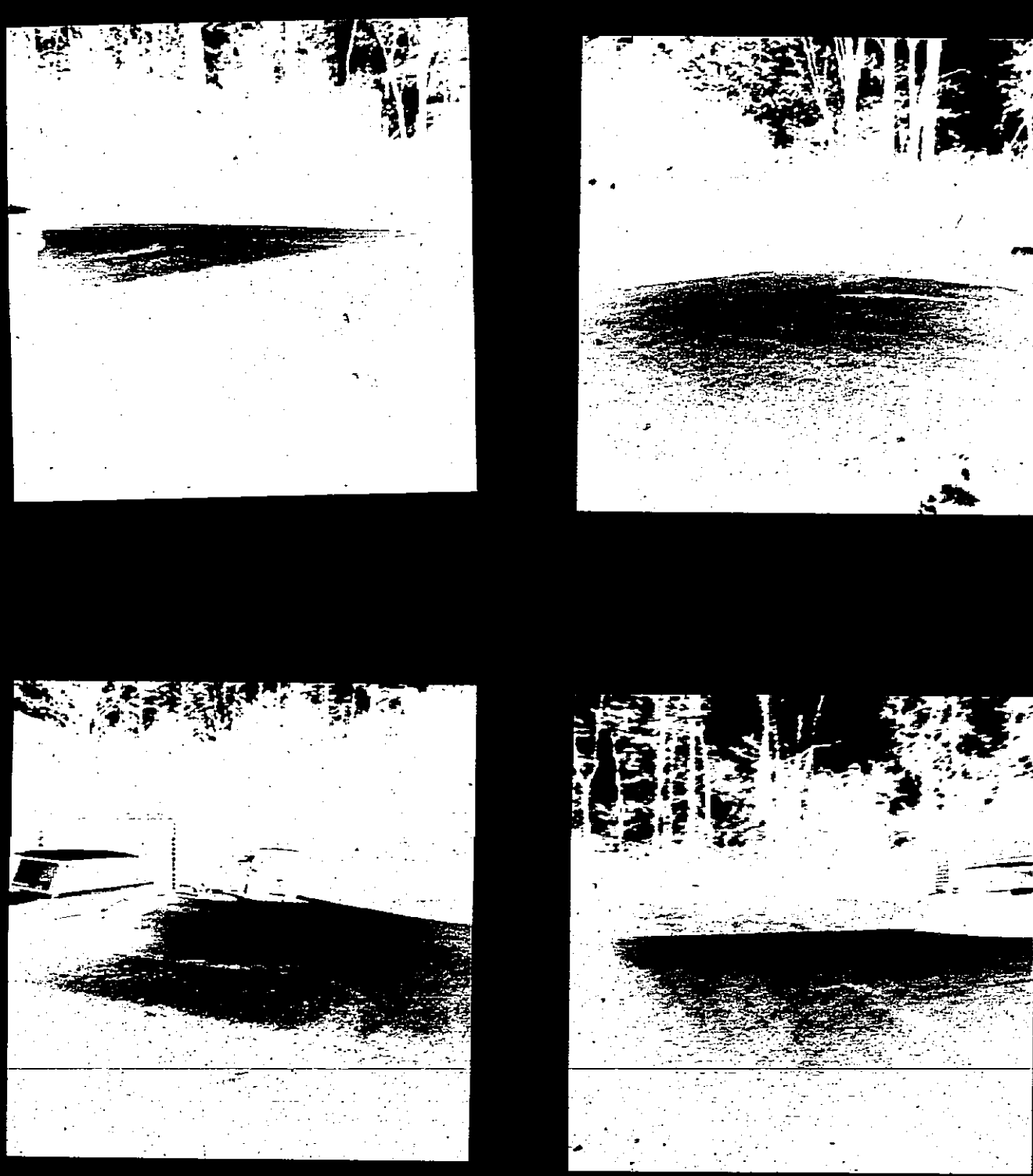
B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 440, 441, 442, 443,
446, 448, 449 AND 445.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

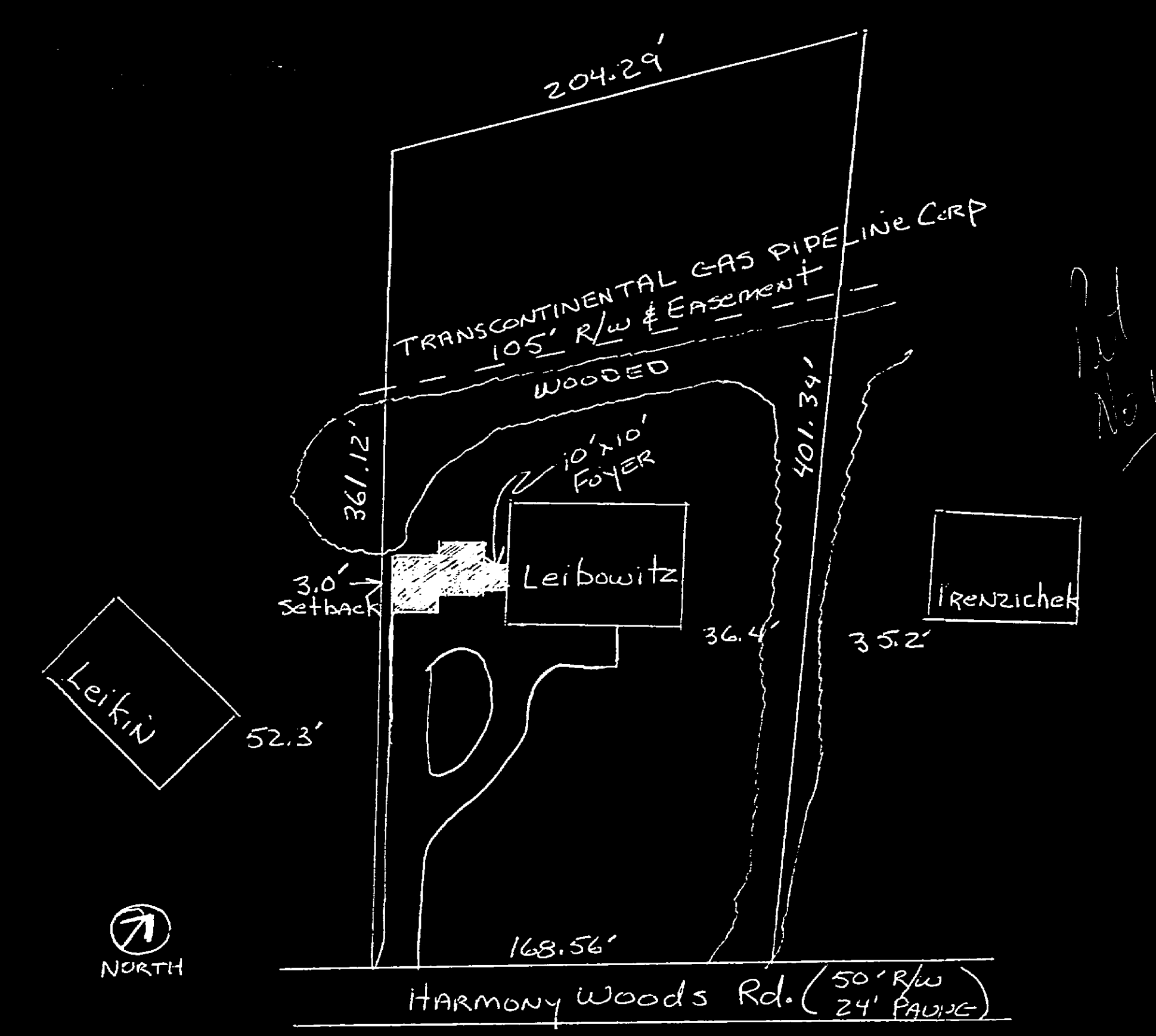
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on Recycled Paper

96-438-A



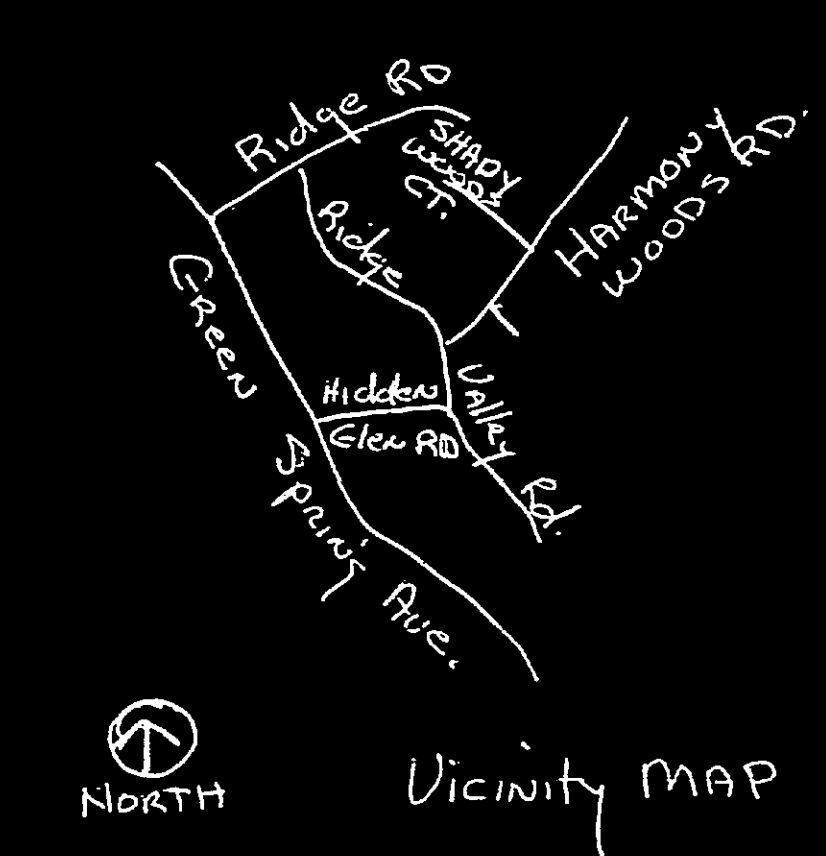
Plat to accompany Petition for Zoning
 Property Address 2126 Harmony Woods Rd.
 Sub division Name: The Woods
 plat book # 49 Folio # 97 lot # 19 section ✓
 owner LEONARD & SANDER Leibowitz

96-438-A



Date: 5/7/96
 Prepared by: RBP Scale 1"=50'

☒ VARIANCE ☐ Special Hearing



Location Information
 Election District 9th
 Councilmanic District 3rd
 1"=200' scale map # NW 15E
 Zoning RC-5
 Lot size: 1.6053 acreage 69,928 square feet
 Chesapeake Bay Critical Areas: ☐ Public ☒ Private
 Prior Zoning Hearing None

Zoning Office Use Only!
 Reviewed by: Item # Case #
 JCM 442

96-438-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
NORTH OF
CRONHARDT

SHEET
N.W.
15-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401